



Alexandra Court 171-175 Queens Gate,  
South Kensington, SW7

Asking Price £3,950,000, Leasehold - Share of Freehold

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

Sole Agents Napier Watt are pleased to offer for sale an exceptionally spacious, (2,551 Sq Ft / 237 Sq M), four bedroom, four bathroom (all ensuite) apartment set on the ground floor of this prestigious mansions block with resident porter, communal gardens to rear and an excellent location close to Hyde Park, and the transport facilities of Gloucester Road and South Kensington.

The property has excellent reception space, with a double reception room, dining room and conservatory / playroom and has lovely views over the communal garden to the rear.

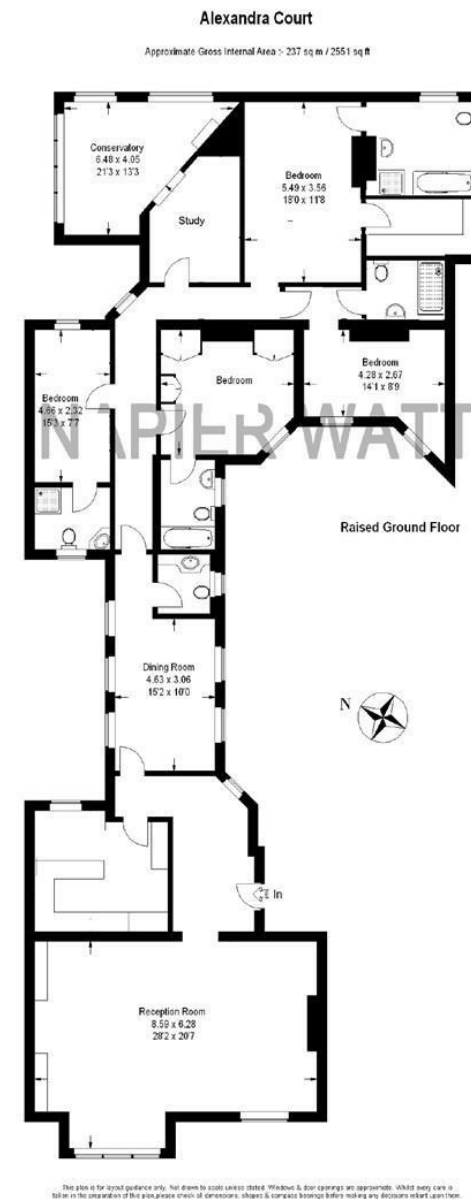
EPC D : Council Tax Band H Westminster

## Key Features

- LARGE LATERAL ACCOMADATION
- OVER LOOKING COMMUNAL GARDEN
- LIVE IN DAY PORTER
- ALL BEDROOMS ENSUITE
- 2,551 SQFT / 237 SQM
- CONSERVATORY TO REAR
- EXCLUSIVE BUILDING
- SHARE OF FREEHOLD

## Terms

Leasehold And A Share Of Freehold 961 years  
 Service Charge : 12,960 pa INC reserve fund  
 Date : 17 March 2014 - Term : 999 years from 25.3.1985  
 EPC D  
 Council Tax Band H Westminster



IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.